

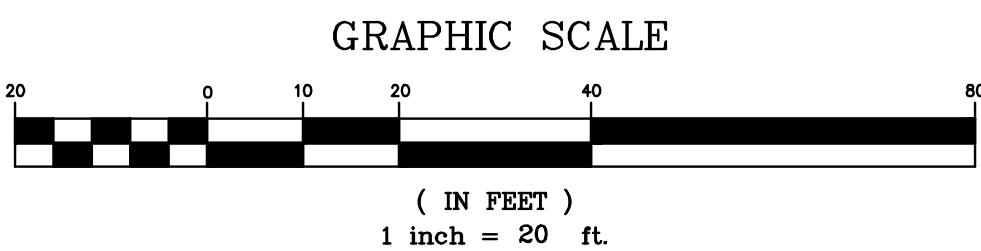
SCHEDULE OF GENERAL REQUIREMENTS

ZONE RS-24 (SINGLE-FAMILY)

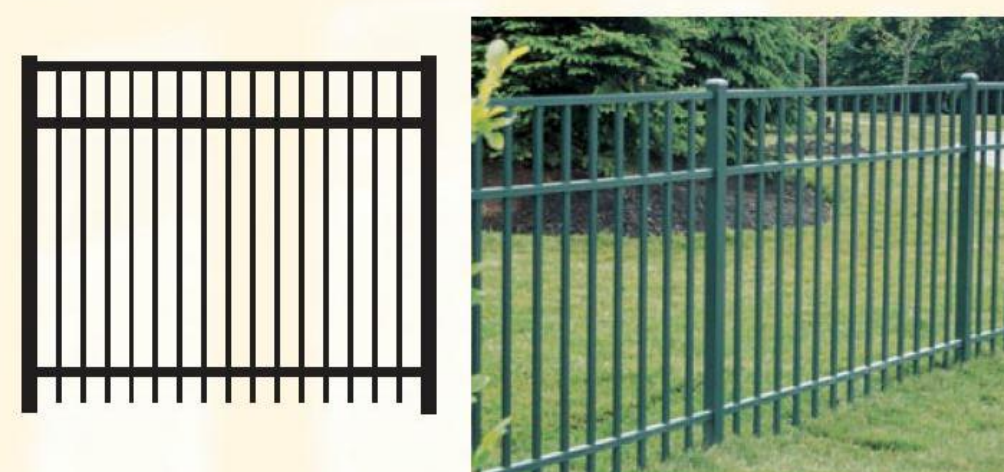
| SECTION | REGULATION | UNITS | REQUIREMENT | EXISTING | VIOLATION | PROPOSED | VARIANCE |
|--------------|--|----------|----------------|------------------|-----------|------------------|----------|
| §11.04.E.1 | MIN. LOT AREA | SQ. FT. | 24,000 S.F. | 30,718 S.F. | NO | 30,718 S.F. | NO |
| §11.04.E.2 | MIN. LOT AREA WITHIN 200' OF LOT DEPTH | SQ. FT. | 24,000 S.F. | 27,200 S.F. | NO | 27,200 S.F. | NO |
| §11.04.E.3 | MIN. LOT WIDTH | FT. | 120' | 136' | NO | 136' | NO |
| §11.04.E.4 | MIN. LOT FRONTAGE | FT. | 120' | 136' | NO | 136' | NO |
| §11.04.E.5 | MIN. LOT DEPTH | FT. | 160' | 218.20' | NO | 218.20' | NO |
| §11.04.E.6 | MIN. FRONT YARD | FT. | 50' | 54.92' | NO | 54.92' | NO |
| §11.04.E.7 | MIN. STREET SIDE YARD | FT. | 25' | N/A | NO | N/A | NO |
| §11.04.E.8 | MIN. SIDE YARD | FT. | 15' | 19.36' | NO | 19.36' | NO |
| §11.04.E.9 | MIN. REAR YARD | FT. | 50' | 104.58' | NO | 104.58' | NO |
| §11.04.E.10 | MAX. BUILDING HEIGHT (FEET/STORIES) | FT./ST. | 33.5/7.5 | 34.04/7.5 | ENC | 34.04/7.5 | ENC |
| §11.04.E.11 | MAX. FLOOR AREA RATIO (2.04 E.1) (16,000-39,999 S.F.) | %/S.F. | 25%/8,000 S.F. | 18.7%/5,746 S.F. | NO | 20.3%/6,234 S.F. | NO |
| §11.04.E.12 | MAX. COVER BY BUILDINGS AND ABOVE GRADE STRUCTURES (WITHOUT DECK) (2.04 F.1) (24,000 S.F.-39,999 S.F.) | %/S.F. | 15%/4,000 S.F. | 12.9%/3,968 S.F. | NO | 16.0%/4,902 S.F. | YES |
| §11.04.E.13 | MAX. COVER BY INGRESS EGRESS PLATFORMS & DECKS | %/S.F. | 3%/1,000 S.F. | 0.2%/52 S.F. | NO | 0.2%/52 S.F. | NO |
| §11.04.E.14 | MAX. COVER BY IMPROVEMENTS (2.04 G) (24,000 S.F.-39,999 S.F.) | %/S.F. | 30%/8,000 S.F. | 29.4%/9,037 S.F. | ENC | 30.0%/9,228 S.F. | YES |
| §11.04.E.15 | MAX. DRIVE HEIGHT | FT. | 22' | 21.53' | NO | 21.53' | NO |
| §11.04.E.16 | MIN. GARAGE SPACES | SPACES | 2 SPACES | 3 SPACES | NO | 3 SPACES | NO |
| §13.01.B | MIN. DISTANCE FROM PRINCIPLE BUILDING FOR GARAGE | FT. | 15' | 78.76' | NO | 78.76' | NO |
| §13.01.B | MIN. DISTANCE FROM PRINCIPLE BUILDING FOR POOL HOUSE | FT. | 15' | N/A | NO | 79.3' | NO |
| §13.01.B | MIN. DISTANCE FROM PRINCIPLE BUILDING FOR SWIMMING POOL | FT. | 10' | N/A | NO | 31.0' | NO |
| §13.01.C | MAX. GROSS FLOOR AREA (SUMMATION OF ALL ACCESSORY BUILDINGS) | SQ. FT. | 750 S.F. | 698 S.F. | NO | 1,198 S.F. | YES |
| §13.01.G.1.A | MAX. ACCESSORY STRUCTURES UP TO 500 S.F. (POOL HOUSE) | FT. | 5' | N/A | NO | 15.0' | NO |
| §13.01.G.1.B | MIN. SIDE YARD SETBACK | FT. | 5' | N/A | NO | 12.6' | NO |
| §13.01.G.1.C | MIN. REAR YARD SETBACK | FT. | 10' | 10.14' | NO | 10.14' | NO |
| §13.01.G.1.D | ACCESSORY STRUCTURES GREATER THAN 500 S.F. (GARAGE) | FT. | 10' | 1.74' | ENC | 1.74' | ENC |
| §13.01.G.1.E | MIN. REAR YARD SETBACK | FT. | 10' | 5.14' | NO | 11.44' | NO |
| §13.01.H | MAX. REAR YARD COVERAGE | % | 25% | 19.3% | NO | 19.3% | NO |
| §13.01.I.1 | MAX. ACCESSORY BUILDING/STRUCTURE HEIGHT FOR GARAGE | FT. | 15' | N/A | NO | 15' | NO |
| §13.01.I.1 | MAX. ACCESSORY BUILDING/STRUCTURE HEIGHT FOR POOL HOUSE | FT. | 15' | N/A | NO | 15' | NO |
| §13.02.A | PERMITTED LOCATION FOR DETACHED PRIVATE GARAGE | LOCATION | REAR YARD | REAR YARD | NO | REAR YARD | NO |
| §13.02.D | REQUIREMENTS FOR PRIVATE SWIMMING POOLS | LOCATION | REAR YARD | N/A | NO | REAR YARD | NO |
| §13.02.D.1 | PERMITTED LOCATION FOR POOL | FT. | 15' | N/A | NO | 16.0' | NO |
| §13.02.D.2 | MIN. SIDE YARD SETBACK | FT. | 15' | N/A | NO | 16.0' | NO |
| §13.02.D.3 | MIN. REAR YARD SETBACK | FT. | 6' | N/A | NO | 42.4' | NO |
| §13.02.D.4 | MAX. HEIGHT OF LIGHTING | FT. | 6' | N/A | NO | WILL COMPLY | NO |
| §13.02.D.5 | MIN. FENCE ENCLOSURE HEIGHT | FT. | 6' | 46.22' | NO | 15' MIN. | NO |
| §13.02.L.1 | MIN. SETBACK FROM ANY PROPERTY LINE FOR PATIO OR BBQ FACILITIES | FT. | 5' | N/A | NO | N/A | NO |

ENC - EXISTING NON-COMFORMANCE

(1) HEIGHT OF ACCESSORY POOL HOUSE = 15 FEET



S4 - Saybrook
This classic design with smooth rail top reflects the mood of a late spring evening.



6' HIGH ALUMINUM FENCE DETAIL
NOT TO SCALE

GENERAL NOTES:

- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY:
EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED: 10-22-2019
- THIS PARCEL IS KNOWN AS LOT 22 IN BLOCK 501 AS SHOWN ON SHEET 5 OF THE TAX MAPS OF THE TOWN OF WESTFIELD.
- AREA OF PARCEL = 30,718 S.F. OR 0.71 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE RS-24 ZONE AS SHOWN ON THE ZONING MAP OF THE TOWN OF WESTFIELD.
- THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
- NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON THE NGVD DATUM OF 1929 AS SHOWN ON THE TOWN OF WESTFIELD SANITARY SEWER MAPS. BENCHMARK IS THE INVERT OF A SANITARY SEWER MANHOLE LOCATED IN THE CENTER OF HIGHLAND AVENUE, 65'± NORTHWESTERLY FROM THE MOST NORTHERLY CORNER OF TAX LOT 22 BLOCK 501. INVERT ELEVATION = 158.68 (NGVD 1929).
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS IS A SITE PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE GROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ANY MATERIALS AND DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ANY UTILITY DISCONNECTS TO BE COORDINATED BY CONTRACTOR PRIOR TO DEMOLITION.
- ALL EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH.
- THIS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER THE FLOOD INSURANCE RATE MAP PANEL 30 OF 49 (MAP No. 34039C0019F DATED SEPTEMBER 20, 2006).

LEGEND

| | | | |
|-----|-------------------------------------|-------|---------------------------------------|
| -sw | - EXISTING SIDEWALK ELEVATION | ENC | - PROPOSED CONTOUR |
| -gd | - EXISTING GROUND ELEVATION | SPOT | - PROPOSED SPOT ELEVATION |
| -cl | - EXISTING CENTERLINE ELEVATION | -pvt | - EXISTING PAVEMENT ELEVATION |
| -to | - EXISTING TOP OF CURB ELEVATION | -gvl | - EXISTING GRAVEL ELEVATION |
| -bc | - EXISTING BOTTOM OF CURB ELEVATION | -bldg | - EXISTING BUILDING ELEVATION |
| -dc | - EXISTING DEPRESSED CURB | -conc | - EXISTING CONCRETE ELEVATION |
| SM | - EXISTING SANITARY MANHOLE | TO | - EXISTING TOP OF GRATE ELEVATION |
| DM | - EXISTING STORM MANHOLE | INV | - EXISTING INVERT |
| UP | - EXISTING UTILITY POLE | -spot | - EXISTING SPOT ELEVATION |
| WV | - EXISTING WATER VALVE | -EOP | - EXISTING EDGE OF PAVEMENT ELEVATION |
| TS | - EXISTING TREE AND SIZE | -200 | - EXISTING CONTOUR |
| X | - EXISTING TREES TO BE REMOVED | | |

**SITE PLAN
VARIANCE PLAN
TAX LOT 22 BLOCK 501
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY**

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS:

James R. Watson 1/14/20
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 30765
N.Y. LICENSE NO. 50196